



Helping *you* move



**188 Alkington Road, Whitchurch, SY13 1SY**

Offers in the Region of  
**£310,000**

Spacious four bedroom dormer property on a corner plot, with ample off road parking in a popular location. Ideal for families, this home offers potential for improvement.

# 188 Alkington Road, Whitchurch, SY13 1SY

## Overview

- Detached Dormer Style Property
- Four Bedrooms
- Good Size Corner Plot
- Requires Modernisation
- Flexible Extended Accommodation
- Attractive Gardens
- Popular Edge of Town Location
- Two Driveways and Car Port
- No Upward Chain
- EPC E
- Council Tax Band E



## Location

Situated in the historic North Shropshire market town of Whitchurch, which sits on the Shropshire/Cheshire/Clwyd borders, and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within approximately 16 to 22 miles.

## Brief Description

Standing on a good size corner plot, 188 Alkington Road is a detached four bedroom dormer style property which requires updating and modernisation but has the potential to continue to be a much loved family home for another generation. The flexible, extended accommodation currently comprises Entrance Hall, spacious Lounge leading to a Dining Room with Conservatory off, Breakfast Kitchen, Study/Hobby Room (which would also make an excellent ground floor bedroom if needed), an Office, with Bedroom Four leading off it, ground floor Shower Room and a side Entrance Porch. On the first floor there are Three Bedrooms and the Family Bathroom.

Outside there are gardens to three sides of the property which are mostly laid to lawn. A driveway, accessed from Highfields Avenue leads to Car Port with another driveway leading from Alkington Road to a further parking area at the side of the property.



# Your Local Property Experts

01948 667272



## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.  
<https://checker.ofcom.org.uk/>



## VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## DIRECTIONS

From the town centre travel into Mill Street, at the junction turn left into Rosemary Lane and then turn right into Alkington Road, continue on and the property can be found on the left hand side on the corner of Highfields Avenue.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

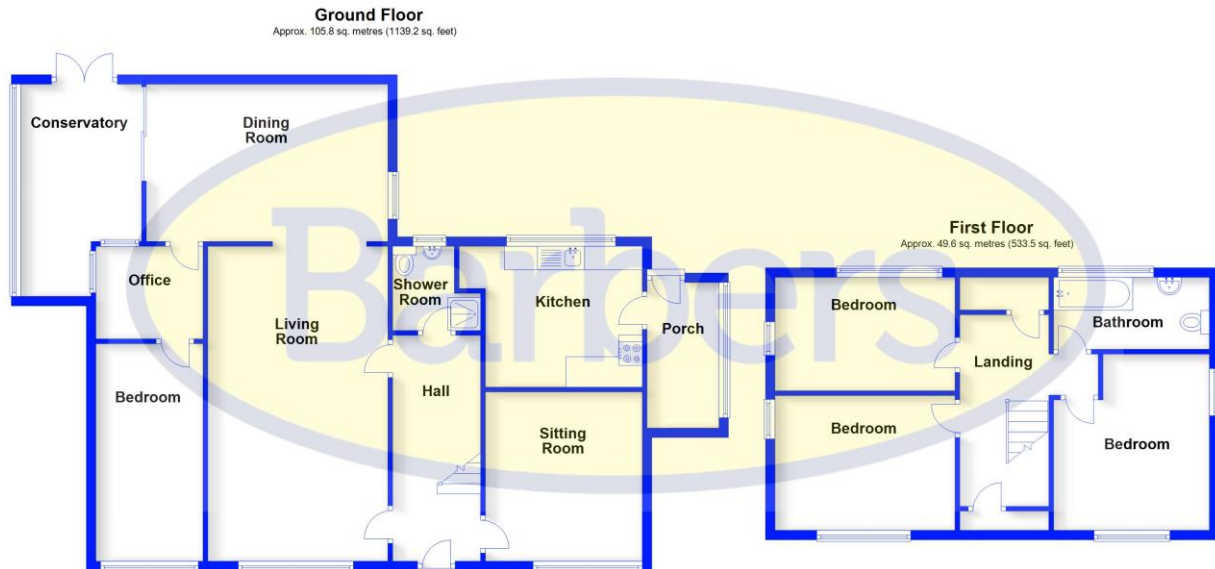
## METHOD OF SALE

For Sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**LOUNGE**

18' 8" x 12' 5" (5.69m x 3.78m)

**DINING ROOM**

16' 7" x 10' 8" (5.05m x 3.25m)

**CONSERVATORY**

14' 5" x 9' 8" (4.39m x 2.95m) max

**OFFICE**

7' 4" x 7' 0" (2.24m x 2.13m)

**SITTING ROOM**

11' 8" x 10' 9" (3.56m x 3.28m)

**BEDROOM FOUR**

15' 6" x 7' 5" (4.72m x 2.26m) max

**BREAKFAST KITCHEN**

10' 9" x 9' 6" (3.28m x 2.9m)

**BEDROOM ONE**

12' 5" x 10' 1" (3.78m x 3.07m)

**BEDROOM TWO**

12' 5" x 7' 8" (3.78m x 2.34m)

**BEDROOM THREE**

10' 9" x 10' 8" (3.28m x 3.25m)

**BATHROOM**

10' 5" x 5' 2" (3.18m x 1.57m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.